

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 12, 2011 (6PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 7+% below budget thru end of last month

Reserve Expenditures for last month: none

Landscape recommendations & proposals:

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- Exercise Room Renovation (allowance \$5,500) & equipment (\$2,100)
- List of dry rot repair for Sea View: 7606 #307 & #207
- Drainage & Waterproofing foundations by Carter Const (\$13,552 per bldg at 7634, 7640, 7638, 7632, 7602, 7624, 7628, 7620, 7626, 7636)
- Possible policy for repairing "common area"
- Pool fence
- Pagoda lights (261+)
- Annual meeting, 1/12/12, at 6PM, at Goleta Valley Center (3 bd positions: Craig, John, Lisa)
- 7606 #104 parking stall; asphalt being raised

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Treatment of euc trees (late Dec or early Jan) by SB Pest
- Payment of insurance premium when due rather than installments
- Recording liens
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 7
- Bankruptcy / Foreclosure
- Small Claims & Litigation

8. ADJOURNMENT (Scheduled meeting – 1/12/12 @ 6PM at Goleta Valley Center)

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